

IN OR 1463/824
ESMT OR 1707/1209

WILSON LVG TRUST/WILSON ARTHUR TRUTEE
85151 ART WILSON LANE
YULEE, FL 32097

2026

42-2N-27-0000-0001-0020



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	16	EPOXY STRP 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories		2. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4048.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,791	100	1993	1,791	130,912
FGR	552	55	1993	304	22,221
FOP	138	30	1993	41	2,997
FST	312	55	1993	172	12,572
FUS	1,315	100	1993	1,315	96,119
SFB	180	80	2005	144	10,525
SFB	493	80	2005	394	28,799
TOTALS	4,781			4,161	304,146

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0370	CHICKEN HS	0	0	500	30	15,000.00	SF	0.50
3	0370	CHICKEN HS	0	0	500	36	18,000.00	SF	0.50
6	0860	POOL/SPA	0	100	36	0	1.00	UT	50,000.00
10	0937	WELL	0	0	0	0	1.00	UT	6,000.00
11	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00
12	1242	WD DECK A	0	0	20	10	200.00	SF	10.00
14	0525	GAZEBO	0	100	0	0	1.00	UT	15,000.00
15	0600	SUMMER KIT	0	100	0	0	1.00	UT	5,000.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100	0006	OR	0.00	0.00	9.89
2	009630	C	SWAMP	100	0006	OR	0.00	0.00	0.61

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	4,161	108.7680	114.21	475,228	1973	1973	0	0	0	36.00	64.00	
1 SINGLE FAM 100% - 0													
Heated Area: 3644													
HX Base Yr													

85151 ART WILSON LN, YULEE													
TOTAL OB/XF 67,620													

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2 4
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		384,148	
TOTAL MARKET OB/XF VALUE		67,620	
TOTAL LAND VALUE - MARKET		890,405	
TOTAL MARKET VALUE		1,342,173	
SOH/AGL Deduction		905,768	
ASSESSED VALUE		436,405	
TOTAL EXEMPTION VALUE		HX HB WX 56,411	
BASE TAXABLE VALUE		379,994	
TOTAL JUST VALUE		1,342,173	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		1,323,297	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E018256	NEW CONSTR	0	07/01/2001

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1463/0824	12/05/2006	WD	U	I	07	100	
GRANTOR: WILSON ARTHUR & LUCIL							
GRANTEE: WILSON ARTHUR & LUC							
1376/1588	12/28/2005	WD	Q	I	01	100	
GRANTOR: WILSON ARTHUR & LUCIL							
GRANTEE: WILSON ARTHUR & LUC							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993;ORIG=-81,0] S29 E18 S6 E23 N6 E16 N6 N23 W20 W37 \$									
FUS=[YR=1993;ORIG=-110,35] N20 E16 N15 W57 S15 E18 S20 E23 \$									
FGR=[YR=1993;ORIG=0,0] W24 S23 E24 N23 \$									
SFB=[YR=2005;ORIG=-44,-9] U5L10 W27 S14 E37 N9 \$									
FST=[YR=1993;ORIG=-24,29] S7 E24 N13 W24 S6 \$									
SFB=[YR=2005;ORIG=-24,0] N9 W20 S9 E20 \$									
FOP=[YR=1993;ORIG=-63,35] S6 E23 N6 W23 \$									
PTR=[ORIG=0,0] E15 W15 \$									

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